

THE BOROUGH OF GREAT YARMOUTH

Town and Country Planning Act 1990

REFUSAL OF PLANNING PERMISSION

Part 1 - Particulars of Application

Reference No :- **06/10/0101/F**

Submitted :- 19th February 2010

Development at :-

Fernlea
Main Road
Ormesby St Michael
Great Yarmouth NR29 3LN

For :-

Retrospective C.O.U of part of
agr.land to dom.curtilage.
Erect stables,tack rm,haystore
dble gar.Veh acc.alts to extg

Agent :-

Mr M Hardy
Fraser-Dunchurch Ltd
15 Wheeler Gate
Nottingham

Applicant :-

Mr K Hess
Fernlea
Main Road
Ormesby St Michael
Great Yarmouth

Part 2 - Particulars of Decision

The Great Yarmouth Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act, 1990 that permission has been refused for the carrying out of the development referred to in Part 1 hereof for the following reasons:-

1. The proposed change of use, together with the erection of a substantial building comprising stables, tack-room, hay store and double garage, would constitute an unacceptable incursion of domestic usage into agricultural land to the south of the existing settlement. This area is designated as being 'Landscape Important to the Broadland Scene' and as 'Landscaping Important to the Setting of Settlements' in the adopted Great Yarmouth Borough-Wide Local Plan.

Moreover, the Borough Council is of the opinion that the change of use, if permitted, could set a precedent for similar proposals in this locality leading to a gradual erosion of the farmland surrounding the carr woodland and grazing meadows within the Broads Authority Executive Area.

The proposal is, therefore, considered to be contrary to Policies NNV2 and NNV5 of the aforementioned Local Plan.

Date: 10th May 2010

Head of Planning & Development
Maltings House, Malthouse Lane, Gorleston, Great Yarmouth

THE BOROUGH OF GREAT YARMOUTH

Town and Country Planning Act 1990

REFUSAL OF PLANNING PERMISSION

Part 1 - Particulars of Application

Reference No :- **06/10/0123/F**

Submitted :- 26th February 2010

Development at :-

40 California Crescent
California
Scratby
Great Yarmouth NR29 3QP

For :-

Demolition of existing sub
standard chalet and
construction of new chalet
bungalow with integral garage

Agent :-

Mr B Phillips
15B Covent Garden Road
Caister on Sea
Great Yarmouth

Applicant :-

Mr M Goodfellow
40 Bedford Road
Cranfield
Bedfordshire

Part 2 - Particulars of Decision

The Great Yarmouth Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act, 1990 that permission has been refused for the carrying out of the development referred to in Part 1 hereof for the following reasons:-

1. The proposal would amount to a cramped form of overdevelopment which would cause significant harm to the residential amenities of the occupiers of adjacent property. In particular, the proposed chalet bungalow would, by virtue of its height, length and close proximity to the neighbouring dwellings, have an overbearing and oppressive effect on the outlook from those dwellings, the occupiers of which would also suffer an appreciable loss of privacy, daylight and/or sunlight.

Furthermore, the proposed chalet bungalow would, in terms of its height and mass, be out of keeping with the general scale of development in this area which is characterised by dwellings of more modest proportions and would, therefore, result in visual overdominance.

The proposal to provide an extended curtilage for the chalet bungalow would also result in the loss of part of a "green" area of open space which contributes positively to the character of the area.

For the above reasons the proposal is considered by the Borough Council to be contrary to Policies HOU15 and REC11 of the adopted Great Yarmouth Borough-Wide Local Plan.

Date: 13th May 2010

Head of Planning & Development
Maltings House, Malthouse Lane, Gorleston, Great Yarmouth

THE BOROUGH OF GREAT YARMOUTH

Town and Country Planning Act 1990

PLANNING PERMISSION

Part 1 - Particulars of Application

Reference No :- **06/10/0130/F**

Submitted :- 3rd March 2010

Development at :-

Scratby Hall Barn
Scratby Road
Scratby
Great Yarmouth

For :-

Proposed detached garage and
cartlodge. Proposed covered
patio area

Agent :-

Mr G Brown
Baltimore
Main Road
Filby
Great Yarmouth

Applicant :-

Mr J Manning
Burswood Lodge
Lady Hamilton Lane
Scratby
Great Yarmouth

Part 2 - Particulars of Decision

The Great Yarmouth Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act, 1990 that permission has been granted for the development referred to in Part 1 hereof in accordance with the application and plans submitted subject to the following conditions:-

1. The development must be begun not later than three years beginning with the date of this permission.

The reason for the condition is :-

The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with Drawing Nos. 421/1A, 421/20B and 421/22B.

The reason for the condition is :-

To ensure the permission relates to the correct documents.

continued on next page :-

3. Notwithstanding the information given in the application and the notes on Drawing No. 421/20B and 421/22B, no works shall take place until specific constructional details together with the type and colour of the internal and external materials and finishes to be used in the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

The reason for the condition is :-

To enable the Local Planning Authority to retain control over the development in order to ensure the proposed works are sympathetic in terms of character and appearance to the conversion of the adjacent barn.

4. No painting of the external surfaces of the buildings, other than the staining of the garage and cart lodge, shall take place without the prior consent in writing of the Local Planning Authority.

The reason for the condition is :-

To ensure such work does not detract from the character and appearance of the buildings.

5. Prior to the garage and cart lodge hereby permitted being first brought into use the private drive-cum-parking/turning area shown on Drawing No. 421/1A shall be constructed in accordance with details to be submitted to and approved in writing by the Local Planning Authority and retained thereafter free from any impediment to that specific use.

The reason for the condition is :-

To ensure the provision of a satisfactory means of access, together with on-site parking and manoeuvring facilities.

6. The garage and cart lodge shall only be used for private domestic use in connection with the dwelling to which they relate.

The reason for the condition is :-

In the interests of the residential amenities of the occupiers of adjacent property.

7. REASON FOR APPROVAL OF THE APPLICATION :-

The proposal meets the criteria for domestic additions set out in Policy HOU18 of the adopted Great Yarmouth Borough-Wide Local Plan.

Date: 10th May 2010

Head of Planning & Development
Maltings House, Malthouse Lane, Gorleston, Great Yarmouth

THE BOROUGH OF GREAT YARMOUTH

Town and Country Planning Act 1990

PLANNING PERMISSION

Part 1 - Particulars of Application

Reference No :- **06/10/0131/F**

Submitted :- 4th March 2010

Development at :-

12 Branford Road
Caister on Sea
Great Yarmouth
NR30 5NE

For :-

Two storey rear extension to
provide additional consulting
space & improve main
entrance/reception

Agent :-

Mr Jeremy Orourke
LSI Architects LLP
23a Cattle Market Street
Norwich

Applicant :-

NHS Great Yarmouth & Waveney
1 Common Lane North
Beccles
Suffolk

Part 2 - Particulars of Decision

The Great Yarmouth Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act, 1990 that permission has been granted for the development referred to in Part 1 hereof in accordance with the application and plans submitted subject to the following conditions:-

1. The development must be begun not later than three years beginning with the date of this permission.

The reason for the condition is :-

The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with following documents:-
Application forms and forms received by the Local Planning Authority on 18th March 2010

Drawings 2778/111, 2778/112 and 278/113 received by the Local Planning Authority on 18th March 2010, the works shown on drawing 278/113 shall incorporate the works indicated 2778 100512 RB 001 received by the Local planning Authority on 12th May 2010.

The reason for the condition is :-

For the avoidance of doubt.

3. Prior to the extension hereby permitted first being brought into use the first floor windows on the eastern elevation of the extension shall be glazed with opaque glazing and thereafter maintained in that condition.

The reason for the condition is:-

In the interests of the residential amenities of the occupiers of adjacent residential property.

4. Precise details of the amendments to the eastern boundary treatment indicated on drawing 2778 100512 RB 001 shall be submitted for the approval of the Local Planning Authority and works in accordance with such details as may be approved shall be completed, following the agreement with the adjoining occupier, prior to the extension first being brought into use.

The reason for the condition is :-

In the interests of the amenities of the occupiers of the adjoining residential property.

5. No work shall commence until the exact type and colour of the materials have been submitted to and approved by the Local Planning Authority.

The reason for the condition is :-

In the interests of the visual amenities of the area as precise details of the materials have not been submitted.

6. REASON FOR APPROVAL OF THE APPLICATION :-

The proposal meets the criteria for the provision of improved local community facilities as set out in Policy EDC5 of the adopted Great Yarmouth Borough-wide Local Plan.

7. NOTES - Please read the following notes carefully:-

The applicant is advised that Essex and Suffolk Water have mains in the vicinity of the extension, please contact the organisation in order that you can ascertain if the apparatus would be affected.

The applicant is advised to contact the adjoining occupier of 1A Branford Road prior to any works commencing in order to ascertain the ownership of the boundary fence and to assess the suitability of the structure to support the installation proposed.

Date: 13th May 2010

Head of Planning & Development
Maltings House, Malthouse Lane, Gorleston, Great Yarmouth

THE BOROUGH OF GREAT YARMOUTH

Town and Country Planning Act 1990

PLANNING PERMISSION

Part 1 - Particulars of Application

Reference No :- **06/10/0153/F**

Submitted :- 15th March 2010

Development at :-

32 Symonds Avenue
Ormesby St Margaret
Great Yarmouth
NR29 3PN

For :-

Proposed 2 storey side extn.
with single storey garden room
extension to rear. Single
storey utility room extension

Agent :-

Mr A Middleton
1 Clarence Road
Gorleston
Great Yarmouth

Applicant :-

Mrs A Doust
32 Symonds Avenue
Ormesby St Margaret
Great Yarmouth

Part 2 - Particulars of Decision

The Great Yarmouth Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act, 1990 that permission has been granted for the development referred to in Part 1 hereof in accordance with the application and plans submitted subject to the following conditions:-

1. The development must be begun not later than three years beginning with the date of this permission.

The reason for the condition is :-

The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the revised plan, Drawing No. 581/1 Rev. A, received by the Local Planning Authority on 30th March 2010.

The reason for the condition is :-

For the avoidance of doubt.

3. REASON FOR APPROVAL OF THE APPLICATION :-

The proposal meets the criteria for domestic additions set out in Policy HOU18 of the adopted Great Yarmouth Borough-Wide Local Plan.

continued on next page on :-

Date: 12th May 2010

Head of Planning & Development
Maltings House, Malthouse Lane, Gorleston, Great Yarmouth

THE BOROUGH OF GREAT YARMOUTH

Town and Country Planning Act 1990

PLANNING PERMISSION

Part 1 - Particulars of Application

Reference No :- **06/10/0154/F**

Submitted :- 15th March 2010

Development at :-

Plot No 6 The Village
Main Road
Fleggburgh
Great Yarmouth

For :-

Variation of Conditions 2 of
PP 06/07/0263/D - house type
revised from that originally
approved

Agent :-

Graham Brown Architectural Ser
Baltimore
Main Road
Filby
Great Yarmouth

Applicant :-

Mr G Manning
Burswood Lodge
Lady Hamilton Lane
Scratby
Great Yarmouth

Part 2 - Particulars of Decision

The Great Yarmouth Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act, 1990 that permission has been granted for the development referred to in Part 1 hereof in accordance with the application and plans submitted subject to the following conditions:-

1. The development hereby permitted shall be carried on entirely in accordance with drawings 517/1, 517/2, 517/3, 517/4 and 517/5 received by the Local Planning Authority on 16th March 2010.

The reason for the condition is :-

To ensure the development is carried out in accordance with the approved documents.

2. Prior to the commencement of the development details of the boundary treatments to be constructed shall be submitted for the approval of the Local Planning Authority and all works in accordance with such details as may be approved shall be completed prior to the first occupation of the dwelling hereby permitted and thereafter maintained in this condition.

The reason for the condition is :-

Precise details have not been submitted as part of the application.

3. No work shall commence until samples of the materials to be used in the construction of the dwelling have been submitted to and approved, in writing, by the Local Planning Authority.

The reason for the condition is :-

In the interests of the visual amenities of the area as precise details of the materials have not been submitted.

4. The Reason for the Approval.

The application site has outline planning consent for residential development and is allocated for development in the Great Yarmouth Borough Wide Local Plan 2001. The Local Planning Authority considers that the details hereby approved subject to the above conditions and those imposed on the outline approval comply with Policy HOU5 and HOU9 of the Local Plan.

5. NOTES - Please read the following notes carefully:-

This permission is subject to the conditions and time constraints imposed on the Outline Planning Permission 06/04/0385/O and detailed consent 06/07/0263/D.

Date: 11th May 2010

Head of Planning & Development
Maltings House, Malthouse Lane, Gorleston, Great Yarmouth

THE BOROUGH OF GREAT YARMOUTH

Town and Country Planning Act 1990

PLANNING PERMISSION

Part 1 - Particulars of Application

Reference No :- **06/10/0158/O**

Submitted :- 18th March 2010

Development at :-

Ashmar House
Farman Close
Belton
Great Yarmouth

For :-

Renewal of Planning Permission
06/07/0377/O for detached
chalet bungalow and garage

Agent :-

Mr M Steward
Ashmar House
Farman Close
Belton
Great Yarmouth

Applicant :-

Mr M Steward
Ashmar House
Farman Close
Belton
Great Yarmouth

Part 2 - Particulars of Decision

The Great Yarmouth Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act, 1990 that permission has been granted for the development referred to in Part 1 hereof in accordance with the application and plans submitted subject to the following conditions:-

1. No development whatsoever shall take place until full details of the layout, scale, appearance, access to and landscaping of the development (herein after referred to as the reserved matters) have been submitted to and approved by the Local Planning Authority and the development shall be carried out strictly in accordance with such approved details.

The reason for the condition is:-

Such details have not been submitted as part of this application.

2. Application for approval of reserved matters must be made not later than the expiration of three years beginning with the date of this permission and the development must be begun not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

The reason for this condition:-

The time limit condition is imposed in order to comply with the requirements of Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no windows or other openings shall be constructed in the roof or walls of the dwelling without the prior consent of the Local Planning Authority.

The reason for the condition is:-

In the interests of preserving the privacy of properties to the rear.

4. The existing mature trees on the frontage of the site shall not be felled or damaged in any way without the prior written consent of the Local Planning Authority.

The reason for the condition is:-

In the interests of the visual amenities of the locality.

5. No works shall commence on site until such time as details of the slab levels of the dwelling in relation to existing ground levels have been submitted to and approved by the Local Planning Authority.

The reason for the condition is:-

To ensure that the development takes place in the manner contemplated by the Local Planning Authority and to retain control over any significant changes in levels within the site.

6. Notwithstanding the provisions of Class A of Schedule 2, Part 2 of the Town and Country Planning (General Permitted Development) Order 1995, (or any Order revoking, amending or re-enacting that Order) no gates shall be erected across the approved access unless details have first been submitted to and approved in writing by the Local Planning Authority.

The reason for the condition is :-

In the interests of highway safety.

7. Prior to the first occupation of the dwelling hereby approved the proposed vehicular access shall be constructed in accordance with Norfolk County Council's residential access specification for the first 4.5 metres into the site as measured back from the near edge of the adjacent carriageway.

The reason for the condition is :-

In the interests of highway safety.

8. Prior to the first occupation of the dwelling hereby approved an on-site parking area shall be laid out, demarcated, levelled, surfaced and drained and retained thereafter available for that specific use.

The reason for the condition is :-

To ensure the provision of adequate on-site parking and turning facilities for the development.

9. Prior to the occupation of the dwelling hereby permitted a 2.4 metre x site extremity visibility splay shall be provided at the access to the site which shall be maintained free of all planting/obstructions, excluding the existing mature trees, exceeding 0.6 metres above the level of the adjacent highway carriageway.

The reason for the condition is :-

In the interests of highway safety.

10. REASON FOR APPROVAL OF THE APPLICATION :-

The proposals meet the criteria for new housing development set out in Policies HOU7 and HOU15 of the adopted Great Yarmouth Borough-wide Local Plan

11. NOTES - Please read the following notes carefully:-

i) This permission does not purport to convey any consent for the design of the dwelling shown on the outline proposal drawing accompanying the application.

ii) This development involves works within the public highway that can only be carried out by Norfolk County Council as Highway Authority unless otherwise agreed in writing.

It is an OFFENCE to carry out any works within the Public Highway, which includes a Public Right of Way, without the permission of the Highway Authority. Please note that it is the applicant's responsibility to ensure that, in addition to planning permission, any necessary consents or approvals under the Highways Act 1980 and the New Roads and Street Works Act 1991 are also obtained from the County Council. Advice on this matter can be obtained from the County Council's Highway Development Control Group. Please contact Mr P Leared on 0344 800 8009.

If required, street furniture will need to be repositioned at the applicants own expense.

Public Utility apparatus may be affected by this proposal. Contact the appropriate utility service to reach agreement on any necessary alterations, which will have to be carried out at the expense of the developer.

Date: 11th May 2010

Head of Planning & Development
Maltings House, Malthouse Lane, Gorleston, Great Yarmouth

THE BOROUGH OF GREAT YARMOUTH

Town and Country Planning Act 1990

PLANNING PERMISSION

Part 1 - Particulars of Application

Reference No :- **06/10/0159/F**

Submitted :- 15th March 2010

Development at :-

Uplands
Uplands Avenue
Caister on Sea
Great Yarmouth

For :-

Demolition of existing chalet
bungalow 'Uplands', erection
of 3 detached bungalows and
garages

Agent :-

Mr Graham Brown
Baltimore
Main Road
Filby
Great Yarmouth

Applicant :-

Brian Newson Developments Ltd
4 Nelson Road
Caister on Sea
Great Yarmouth
Norfolk

Part 2 - Particulars of Decision

The Great Yarmouth Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act, 1990 that permission has been granted for the development referred to in Part 1 hereof in accordance with the application and plans submitted subject to the following conditions:-

1. The development must be begun not later than three years beginning with the date of this permission.

The reason for the condition is :-

The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development shall be carried out entirely in accordance with the application forms and design and access statement received by the Local Planning Authority 16th March 2010 and drawing 521/1a, notwithstanding the note in respect of the existing Horse Chestnut tree which shall be retained, received by the Local Planning Authority 10th May 2010.

The reason for the condition is :-

For the avoidance of doubt.

3. Prior to any work commencing on the development hereby permitted revised details of the access drive to serve the proposed bungalows avoiding the removal of the Horse Chestnut tree shall be submitted for the approval of the Local Planning Authority and works shall be completed in accordance with such details as may be agreed. The tree shall thereafter be retained unless otherwise agreed in writing with the Local Planning Authority.

The reason for the condition is:-

In the interest of the appearance of the area.

4. Prior to the commencement of any development on the site details of the boundary treatments details of the type and height of fencing to be installed on the western, southern and eastern boundaries of the site shall be submitted for the approval of the Local Planning Authority and works in accordance with such details as may be agreed shall be completed prior to the first occupation of any of the bungalows hereby permitted and the fence shall thereafter be maintained in accordance with the approved details.

The reason for the condition is :-

In the interests of the amenities of the occupiers of adjoining residential property.

5. No development shall take place within the site until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological mitigatory work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority, which programme shall include post excavation assessment, analysis, archiving and publication of results to the satisfaction of the Local Planning Authority.

In this case the programme of mitigatory work will be preservation in situ of archaeological remains through an agreed foundation design with archaeological excavation of the associated areas of ground disturbance and monitoring of the piling.

The reason for the condition is :-

To enable investigation and recording of the site of archaeological interest to take place during the period of building works and to ensure the foundations do not adversely effect the archaeological deposits.

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no windows or other openings (other than those expressly authorised by this permission) shall be constructed in the roofs of the bungalows hereby permitted without the prior consent in writing of the Local Planning Authority.

The reason for the condition is :-

In the interest of the residential amenities of the occupiers of adjacent property.

7. Prior to the first occupation of the dwellings hereby approved the proposed on-site access and parking area shall be laid out, demarcated, levelled, surfaced and drained and retained thereafter available for that specific use.

The reason for the condition is :-

To ensure the provision of adequate on-site parking and turning facilities for the development.

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that order) the dwellings shall not be further extended in any way without the prior consent of the Local Planning Authority.

The reason for the condition is:-

To enable the Local Planning Authority to retain control over any further extensions to the dwellings in the interests of residential amenity.

9. The details to be submitted in conjunction with condition 8 above shall include the provision of measures to prevent the discharge of surface water onto the adjoining highway carriageway.

The reason for the condition is :-

In the interests of highway safety.

10. Notwithstanding the provisions of Article 3, Schedule 2 Part 1 Classes E, F and G of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no development within these Classes shall be carried out without the prior consent in writing of the Local Planning Authority.

The reason for the condition is :-

In order for the Local Planning Authority to retain control of future development in the interests of residential amenities of the occupiers of adjoining property.

11. No works shall commence on site until such time as details of the slab levels of the dwellings in relation to existing ground levels have been submitted to and approved by the Local Planning Authority.

The reason for the conditions is:-

To ensure that the development takes place in the manner contemplated by the Local Planning Authority and to retain control over any significant changes in levels within the site.

12. The garages shall only be used for private domestic use in connection with adjoining dwellings to which they relate.

The reason for this condition is:-

In the interests of the residential amenities of the occupiers of adjacent property.

13. No work shall commence until the exact type and colour of the facing bricks and roof tiles have been submitted to and approved by the Local Planning Authority.

The reason for the condition is :-

In the interests of the visual amenities of the area as precise details of these materials have not been submitted.

14. REASON FOR APPROVAL OF THE APPLICATION :-

The proposals meet the criteria for new housing development set out in Policies HOU7 and HOU15 of the adopted Great Yarmouth Borough-wide Local Plan

15. NOTES - Please read the following notes carefully:-

Note from EDF Energy to advise that mains electricity cable exist in the vicinity which could be a hazard if they were to be damaged or moved. The applicant must refer to EDF Energy's cable records and comply with HSE document 'HS(G) 47 - Avoidance of Danger from Underground Services'

In respect of the requirements of the archaeology condition, the programme of mitigatory work will comprise archaeological excavation of the groundworks for the development for which will be issued by Norfolk Landscape Archaeology. If you have any questions or would like to discuss the recommendations please contact Norfolk Landscape Archaeology on 01362 869279.

Date: 13th May 2010

Head of Planning & Development
Maltings House, Malthouse Lane, Gorleston, Great Yarmouth

THE BOROUGH OF GREAT YARMOUTH

Town and Country Planning Act 1990

PLANNING PERMISSION

Part 1 - Particulars of Application

Reference No :- **06/10/0160/F**

Submitted :- 15th March 2010

Development at :-

Fritton Lake
Church Lane
Fritton
Great Yarmouth

For :-

Remove cond.5 of 00/0360/F &
cond.4 of 07/0775/F to allow
highway wks to com.10/10-03/11
with var.of sec.106 agree. etc

Agent :-

Paul Robinson Partnership (UK)
The Old Vicarage
Church Plain
Great Yarmouth

Applicant :-

Fritton Lake Partnership
Fritton Lake
Church Lane
Fritton
Great Yarmouth

Part 2 - Particulars of Decision

The Great Yarmouth Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act, 1990 that permission has been granted for the development referred to in Part 1 hereof in accordance with the application and plans submitted subject to the following conditions:-

1. Not more than a total of 60 lodges permitted under planning permissions 06/00/0360/F and 06/07/0755/F shall be occupied before the off-site works and improved access, permitted under 06/00/0360/F have been completed to the written satisfaction of the Local Planning Authority in consultation with the highway authority.

The reason for the condition is :-

To ensure that the highway network is adequate to cater for the development.

2. REASON FOR APPROVAL OF THE APPLICATION :-

The proposal is considered to comply with the aims of Policy TR4, TR7 and TCM13 of the Great Yarmouth Borough-Wide Local Plan in bringing forward the tourism related development and the necessary highway improvements required by the development.

3. NOTES - Please read the following notes carefully:-

The applicant is reminded of the need to comply fully with the requirements of the Section 106 Agreement completed with the Highway Authority in respect of the highway works on the A143.

Date: 11th May 2010

Head of Planning & Development
Maltings House, Malthouse Lane, Gorleston, Great Yarmouth

THE BOROUGH OF GREAT YARMOUTH

Town and Country Planning Act 1990

PLANNING PERMISSION

Part 1 - Particulars of Application

Reference No :- **06/10/0177/F**

Submitted :- 24th March 2010

Development at :-

Lower Wood Farm
Mautby
Great Yarmouth
NR29 3JQ

For :-

Change of use of games room
and staff quarters to 3
bedroom holiday cottage

Agent :-

Ms J Nicholls
Lower Wood Farm
Mautby
Great Yarmouth
Norfolk

Applicant :-

Ms J Nicholls
Lower Wood Farm
Mautby
Great Yarmouth
Norfolk

Part 2 - Particulars of Decision

The Great Yarmouth Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act, 1990 that permission has been granted for the development referred to in Part 1 hereof in accordance with the application and plans submitted subject to the following conditions:-

1. The development must be begun not later than three years beginning with the date of this permission.

The reason for the condition is :-

The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The holiday cottage hereby approved shall be used for holiday purposes only.

The reason for the condition is :-

To ensure the cottage is not used as permanent residential accommodation.

3. The holiday cottage hereby approved shall not be occupied as a person's sole or main place of residence.

The reason for the condition is :-

To ensure the cottage is not used as permanent residential accommodation.

4. The owner of the site shall maintain an up-to-date register of the names and home addresses of all of the occupiers of the holiday cottage and shall make this available at all reasonable times for inspection by the Local Planning Authority.

The reason for the condition is :-

To enable the Local Planning Authority to retain control over the use of the cottage.

5. REASON FOR APPROVAL OF THE APPLICATION :-

The proposal meets the requirements of Policies TR1, TR2 and TR10 of the Great Yarmouth Borough-Wide Local Plan.

6. NOTES - Please read the following notes carefully:-
7. The applicant's attention is drawn to the attached letter from the Environment Agency and the need to comply fully with their requirements.

Date: 11th May 2010

Head of Planning & Development
Maltings House, Malthouse Lane, Gorleston, Great Yarmouth

THE BOROUGH OF GREAT YARMOUTH

Town and Country Planning Act 1990

PLANNING PERMISSION

Part 1 - Particulars of Application

Reference No :- **06/10/0187/F**

Submitted :- 26th March 2010

Development at :-

Beach House
Gt Yarmouth & Caister Golf Club
Yarmouth Road
Caister Great Yarmouth

For :-

Construction of conservatory
type extension to extend
dining area

Agent :-

Mr A Middleton
1 Clarence Road
Gorleston
Gt Yarmouth

Applicant :-

Great Yarmouth & Caister Golf
Beach House
Yarmouth Road
Caister
Gt Yarmouth

Part 2 - Particulars of Decision

The Great Yarmouth Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act, 1990 that permission has been granted for the development referred to in Part 1 hereof in accordance with the application and plans submitted subject to the following conditions:-

1. The development must be begun not later than three years beginning with the date of this permission.

The reason for the condition is :-

The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out entirely in accordance with the application forms, Design and Access Statement and drawing 582/1 received by the Local Planning Authority on 7th April 2010.

The reason for the condition is :-

For the avoidance of doubt.

3. REASON FOR APPROVAL OF THE APPLICATION :-

The proposal meets the criteria for alterations and extensions to buildings set out in Policy BNV18 of the adopted Great Yarmouth Borough-wide Local Plan

Date: 14th May 2010

Head of Planning & Development
Maltings House, Malthouse Lane, Gorleston, Great Yarmouth

THE BOROUGH OF GREAT YARMOUTH

Town and Country Planning Act 1990

PLANNING PERMISSION

Part 1 - Particulars of Application

Reference No :- **06/10/0193/F**

Submitted :- 29th March 2010

Development at :-

Spring Cottage
Bush Road
Winterton
Great Yarmouth NR29 4BY

For :-

Proposed single storey side extension

Agent :-

Mr P Smith
10 Caledonian Way
Belton
Great Yarmouth

Applicant :-

Mr R Potter
Spring Cottage
Bush Road
Winterton
Great Yarmouth

Part 2 - Particulars of Decision

The Great Yarmouth Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act, 1990 that permission has been granted for the development referred to in Part 1 hereof in accordance with the application and plans submitted subject to the following conditions:-

1. The development must be begun not later than three years beginning with the date of this permission.

The reason for the condition is :-

The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. REASON FOR APPROVAL OF THE APPLICATION :-

The proposal meets the criteria for domestic additions set out in Policy HOU18 of the adopted Great Yarmouth Borough-Wide Local Plan.

Date: 13th May 2010

Head of Planning & Development
Maltings House, Malthouse Lane, Gorleston, Great Yarmouth

THE BOROUGH OF GREAT YARMOUTH

Town and Country Planning Act 1990

PLANNING PERMISSION

Part 1 - Particulars of Application

Reference No :- **06/10/0196/F**

Submitted :- 1st April 2010

Development at :-

East Norfolk Sixth Form College
Church Lane
Gorleston
Great Yarmouth

For :-

Single storey extension to
form classroom and disabled
persons changing room

Agent :-

Mr P Reeve
Lambert Bardsley Reeve
1 High Bungay Road
Loddon
Norwich

Applicant :-

East Norfolk Sixth Form Colleg
Church Lane
Gorleston
Great Yarmouth

Part 2 - Particulars of Decision

The Great Yarmouth Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act, 1990 that permission has been granted for the development referred to in Part 1 hereof in accordance with the application and plans submitted subject to the following conditions:-

1. The development must be begun not later than three years beginning with the date of this permission.

The reason for the condition is :-

The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. REASON FOR APPROVAL OF THE APPLICATION :-

The proposal meets the criteria for alterations and extensions to buildings set out in Policy BNV18 of the adopted Great Yarmouth Borough-wide Local Plan

Date: 14th May 2010

Head of Planning & Development
Maltings House, Malthouse Lane, Gorleston, Great Yarmouth

THE BOROUGH OF GREAT YARMOUTH

Town and Country Planning Act 1990

PLANNING PERMISSION

Part 1 - Particulars of Application

Reference No :- **06/10/0197/F**

Submitted :- 6th April 2010

Development at :-

Seaview (adjacent)
Bush Road
Winterton
Great Yarmouth NR29 4BY

For :-

Addition of a conservatory to
rear of previously approved
detached bungalow
(06/08/0100/F)

Agent :-

Mr G Brown
Baltimore
Main Road
Filby
Great Yarmouth

Applicant :-

Herringfleet Developments Ltd
89 Rosedale Gardens
Belton
Great Yarmouth

Part 2 - Particulars of Decision

The Great Yarmouth Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act, 1990 that permission has been granted for the development referred to in Part 1 hereof in accordance with the application and plans submitted subject to the following conditions:-

1. The development must be begun not later than three years beginning with the date of this permission.

The reason for the condition is :-

The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. REASON FOR APPROVAL OF THE APPLICATION :-

The proposal meets the criteria for domestic additions set out in Policy HOU18 of the adopted Great Yarmouth Borough-Wide Local Plan.

Date: 14th May 2010

Head of Planning & Development
Maltings House, Malthouse Lane, Gorleston, Great Yarmouth

THE BOROUGH OF GREAT YARMOUTH

Town and Country Planning Act 1990

PLANNING PERMISSION

Part 1 - Particulars of Application

Reference No :- **06/10/0215/F**

Submitted :- 8th April 2010

Development at :-

Filby Playing Field
Main Road
Filby
Great Yarmouth

For :-

Variation of condition 2 of PP
:06/09/0680/F that dev.to be
carried out in accordance with
drawing no:425/2 dated 8/06

Agent :-

Mr G Brown
Baltimore
Main Road
Filby
Great Yarmouth

Applicant :-

Filby Playing Field Committee
c/o Filby Post Office
Main Road
Filby
Great Yarmouth

Part 2 - Particulars of Decision

The Great Yarmouth Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act, 1990 that permission has been granted for the development referred to in Part 1 hereof in accordance with the application and plans submitted subject to the following conditions:-

1. The development shall be carried out in accordance with drawing no. 425/4a received by the Local Planning Authority on 9th April 2010.

The reason for the condition is :-

For the avoidance of doubt.

2. NOTES - Please read the following notes carefully:-

THE APPLICANT IS REMINDED OF THE NEED TO COMPLY FULLY WITH THE REQUIREMENTS OF THE CONDITIONS OF PLANNING PERMISSION NO. 06/09/0680/F AND, IN PARTICULAR, CONDITIONS 4 AND 5 WHICH REQUIRE THE SUBMISSION OF FURTHER INFORMATION BEFORE THE COMMENCEMENT OF WORK.

Date: 14th May 2010

Head of Planning & Development
Maltings House, Malthouse Lane, Gorleston, Great Yarmouth

THE BOROUGH OF GREAT YARMOUTH

Town and Country Planning Act 1990

PLANNING PERMISSION

Part 1 - Particulars of Application

Reference No :- **06/10/0220/F**

Submitted :- 12th April 2010

Development at :-

1 Seamans Cottages
Sidegate Road
Hopton
Great Yarmouth

For :-

Erection of conservatory

Agent :-

Mr J Spencer
Magnum House
Deopham Green
Wymondham
Norwich

Applicant :-

Mr P Dawson
1 Seamans Cottages
Sidegate Road
Hopton
Great Yarmouth

Part 2 - Particulars of Decision

The Great Yarmouth Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act, 1990 that permission has been granted for the development referred to in Part 1 hereof in accordance with the application and plans submitted subject to the following conditions:-

1. The development must be begun not later than three years beginning with the date of this permission.

The reason for the condition is :-

The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out entirely in accordance with the details on the application forms and plans received by the Local Planning Authority on 13th April 2010.

The reason for the condition is :-

For the avoidance of doubt.

3. REASON FOR APPROVAL OF THE APPLICATION :-

The proposal meets the criteria for domestic additions set out in Policy HOU18 of the adopted Great Yarmouth Borough-wide Local Plan.

Date: 10th May 2010

Head of Planning & Development
Maltings House, Malthouse Lane, Gorleston, Great Yarmouth

THE BOROUGH OF GREAT YARMOUTH

Town and Country Planning Act 1990

REFUSAL OF PLANNING PERMISSION

Part 1 - Particulars of Application

Reference No :- **06/10/0222/F**

Submitted :- 12th April 2010

Development at :-

33 Prince of Wales Road
Caister
Great Yarmouth
NR30 5UA

For :-

Removal of former garage pitch
roof and form new first floor
side extn linked to new two
storey side extn at rear

Agent :-

Mr P Smith
10 Caledonian Way
Belton
Great Yarmouth
Norfolk

Applicant :-

Mr G Dorman
Bracken
11 Greenbank Close
Hempstead
Kent

Part 2 - Particulars of Decision

The Great Yarmouth Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act, 1990 that permission has been refused for the carrying out of the development referred to in Part 1 hereof for the following reasons:-

1. Policy HOU18 of the Borough-Wide Local Plan (adopted by the Borough Council on 23rd February 2001) states that extensions and alterations to dwellings will be permitted where the proposal:
 - (i) is in keeping with the design of the existing dwelling and the character of the area;
 - (ii) would not significantly affect the amenities of any neighbouring dwelling; and,
 - (iii) would not result in over-development of the site.

The proposal is contrary to this policy in that the side extension infilling up to the boundary of the property would, by virtue of its height, depth and bulk, and relationship to the adjacent dwellings on Wight Drive, constitute an unneighbourly form of development which would have an overbearing and oppressive effect on the outlook from those properties, resulting in an appreciable adverse impact on the residential amenity for the occupiers thereof.

Date: 12th May 2010

Head of Planning & Development
Maltings House, Malthouse Lane, Gorleston, Great Yarmouth

THE BOROUGH OF GREAT YARMOUTH

Town and Country Planning Act 1990
Advertisements) Regulations 1992

Town and Country Planning (Control of

CONSENT TO DISPLAY ADVERTISEMENTS

Part 1 - Particulars of Application

Reference No :- **06/10/0176/A**

Submitted :- 22nd March 2010

Development at :-

Lloyds Pharmacy
St Johns Road
Belton
Great Yarmouth

For :-

1 x wall sign with fret cut
text & logo. 1 x projecting
sign with fret cut text & logo

Agent :-

Mrs Deborah Pitt
Sign Specialists Ltd
19 Oxleasow Road
East Moons Moat Industrial Est
Redditch, Worcestershire

Applicant :-

AAH Plc
Sapphire Court
Walsgrave Triangle Indust Est
Coventry
Warwickshire

Part 2 - Particulars of Decision

The Great Yarmouth Borough Council hereby give notice in pursuance of the above mentioned Regulations that consent has been granted for the display of the advertisements referred to in Part 1 hereof in accordance with the standard conditions 1 to 5 as set out overleaf and to the following additional conditions:-

1. The level of illumination of the illuminated sign shall not exceed 600 cd/m². No part of the source of the illumination shall be directly visible to users of the adjacent public highway.

The reason for the condition is:-

In the interests of highway safety.

2. A minimum vertical clearance of 2.44m shall be maintained between the proposed signage and ground level.

The reason for the condition is :-

In the interests of pedestrian safety.

3. No external lighting shall be installed other than in accordance with the lighting plan as illustrated and described on the submitted plans. The lighting shall be retained such that it will not cause glare beyond the site boundaries.

The reason for the condition is:-

In the interests of highway safety.

4. REASON FOR APPROVAL OF THE APPLICATION :-

The proposal meets the criteria of Policies BNV22 and BNV25 of the Great Yarmouth Borough-Wide Local Plan.

5. NOTES - Please read the following notes carefully:-

6. This development involves a sign that may affect the public highway. The applicant should note that Norfolk County Council as Highway Authority reserves the right under the general provisions of Common Law and Section 152 of the Highways Act 1980 to seek the removal of any sign causing an obstruction or nuisance, or which obscures or hinders the ready interpretation of a road traffic sign. Advice on this matter can be obtained from the County Council's Highways Development Control Group based at County Hall in Norwich. Please contact Paul Leared on 0344 800 8009.

Date: 10th May 2010

Head of Planning & Development
Maltings House, Malthouse Lane, Gorleston, Great Yarmouth